071.0	0002	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,661,700 / 1,661,700
					USE VALUE:	1,661,700 / 1,661,700
					ASSESSED:	1,661,700 / 1,661,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANTOR MARK D
Owner 2:	ZHAO JIAN-LI
Owner 3:	
Street 1:	75 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GREBERT EVELYN P-KIMBERLY -
Owner 2:	-
Street 1:	75 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Clapboard Exterior and 4163 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13300.000	801,700		860,000	1,661,700
Total Card	0.305	801,700		860,000	1,661,700
Total Parcel	0.305	801,700		860,000	1,661,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.16 | /Parcel: 399.1

Legal Description

User Acct 45374

GIS Ref

GIS Ref

Insp Date 10/22/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 071.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	801,700	0	13,300.	860,000	1,661,700	1,661,700	Year End Roll	12/18/2019
2019	101	FV	625,200	0	13,300.	860,000	1,485,200	1,485,200	Year End Roll	1/3/2019
2018	101	FV	625,200	0	13,300.	737,100	1,362,300	1,362,300	Year End Roll	12/20/2017
2017	101	FV	625,200	0	13,300.	688,000	1,313,200	1,313,200	Year End Roll	1/3/2017
2016	101	FV	625,200	0	13,300.	589,700	1,214,900	1,214,900	Year End	1/4/2016
2015	101	FV	601,500	0	13,300.	528,300	1,129,800	1,129,800	Year End Roll	12/11/2014
2014	101	FV	601,500	0	13,300.	488,900	1,090,400	1,090,400	Year End Roll	12/16/2013
2013	101	FV	601,500	0	13,300.	466,200	1,067,700	1,067,700		12/13/2012

!6055!

PRINT

Date	Time
12/10/20	20:52:12

LAST REV

Date	Time
09/16/19	11:37:59
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6055

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREBERT EVELYN	1376-100		10/30/2009	Change>Sale	835,000	No	No		
	960-84		4/1/1982		99	No	No		A

USER DEFINED

Prior Id # 1:	45374
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	794	New Wind	20,404	C				
1/31/2019	156	Solar Pa	38,000	C				
3/26/2010	233	Addition	220,000	C				second floor addit

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	Meas/Inspect	BS	Barbara S
4/1/2009	Meas/Inspect	189	PATRIOT
10/13/1999	Meas/Inspect	267	PATRIOT
7/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13300		Sq. Ft.	Site		0	70.	0.92	4			View	50					859,951						860,000	

Total AC/HA: 0.30533 | Total SF/SM: 13300 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 859,951 | Spl Credit | Total: 860,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94652641
Const Adj.:	0.99989998
Adj $ / SQ:	118.304
Other Features:	135959
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	840316
Depreciation:	38655
Depreciated Total:	801662

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	6	M
Totals			
1	9	6	

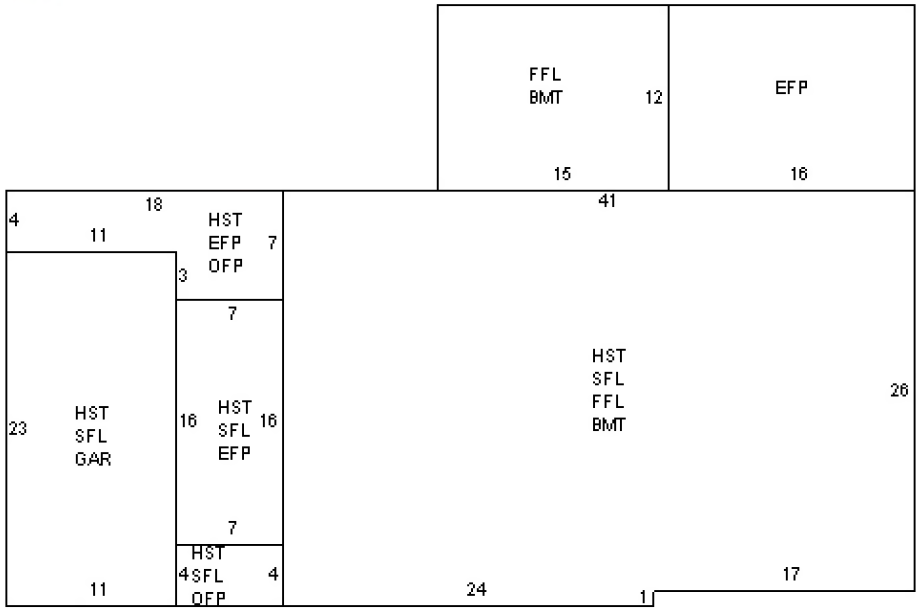
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.34
Special Features:	0	Val/Su Net:	143.62
Final Total:	801700	Val/Su SzAd	226.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,483	118.300	175,445
BMT	Basement	1,270	56.790	72,118
FFL	First Floor	1,270	118.300	150,246
HST	Half Story	788	94.640	74,579
EFP	Enclos Porch	397	34.080	13,529
GAR	Garage	253	24.880	6,294
OFP	Open Porch	121	30.130	3,646
	Net Sketched Area:	5,582	Total:	495,857
Size Ad	3541	Gross Are	6370	FinArea 4163

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	
HST	100	UNF	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	